



**Burlington Road, Available, £1,650 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings

A superb, beautifully renovated and modern semi-detached house offering well proportioned accommodation and garden with the added bonus of a garden room. Offering easy access to major transport links such as J12 M4 and regular bus services to Reading town centre, the property is located close to a wealth of amenities to include green spaces, shops, cafes, post office and pharmacies plus local Nurseries, Primary and Secondary Schools within close proximity.

The property is approached via a large front garden and a driveway providing ample parking and leading to the front door which opens to entrance hall where stairs rise to the first floor landing, and a door opens into the living room. The spacious bay fronted living room features a decorative fireplace and opens into the modern kitchen/breakfast room with fridge/freezer, washing machine, integrated microwave, electric oven and hob. Large windows over look the rear garden and allow plenty of natural light into the room plus a side door leads into the garden. Upstairs boasts two large double bedrooms both with built-in cupboards and both serviced by a modern shower room with walk-in shower, W.C. and wash hand basin. Externally to the rear is a large garden, mostly laid to lawn with the added benefit of a garden room with light and power. To the side is a shed and gated access to the front.

#### Property Details :-

Energy Performance Rating: The full results of the energy performance assessment can be supplied upon request

Local Authority: Reading Council - Band C

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause

Possession: Available from 12th July (subject to the usual formalities)

Rent: £1650 per calendar month paid in advance by Bankers Standing Order

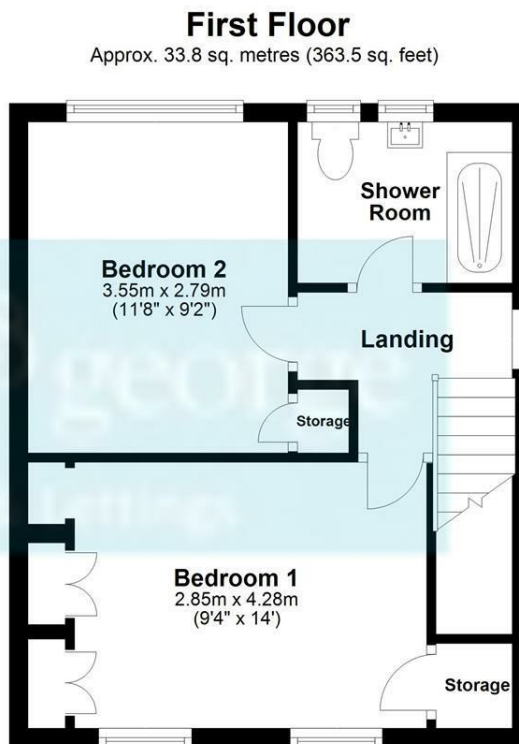
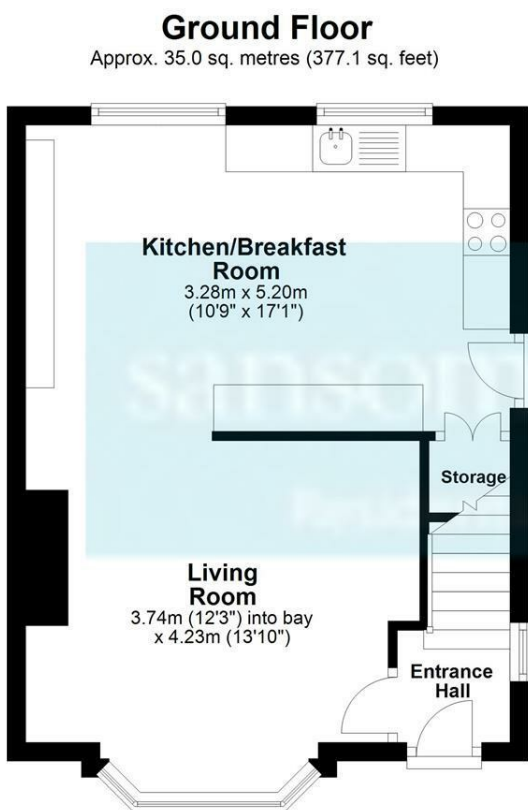
Deposit: £1903.04 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment

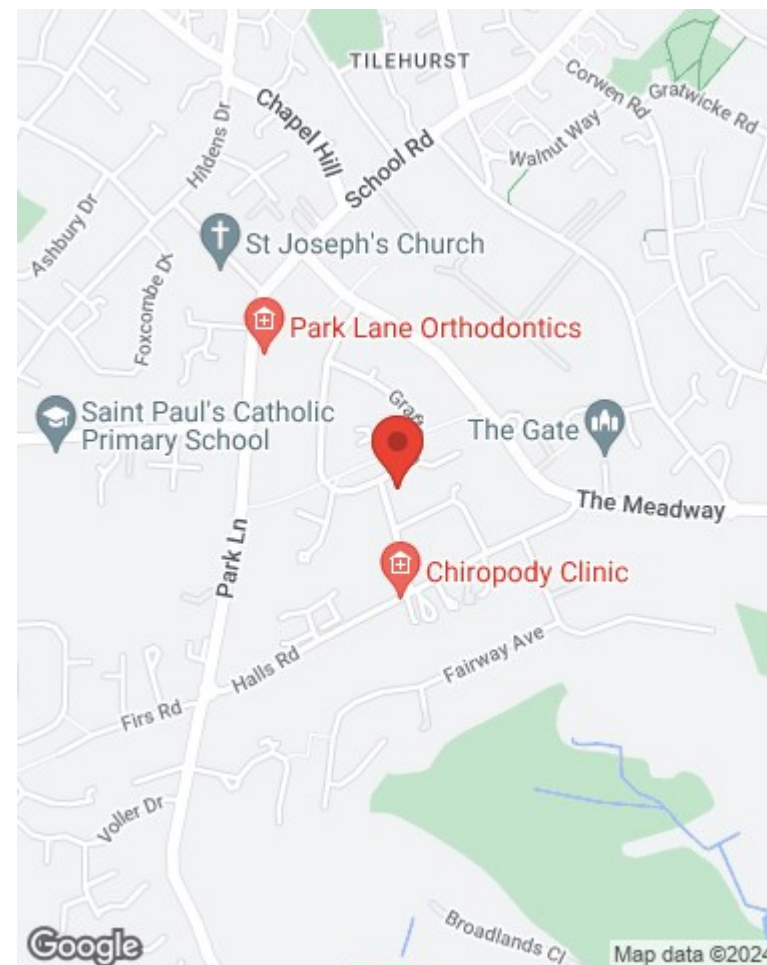
Outgoings: The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

Restrictions: The property is not suitable for smokers. Sub-letting is strictly prohibited





Total area: approx. 68.8 sq. metres (740.6 sq. feet)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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